



Proposed Residential Development

Land off Leeds Road
Howden Clough
Birstall
WF17 0HW

WLHG-MWA-XX-XX-RP-A-0001_S2_PI

Design and Access Statement



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ARCHITECTURAL

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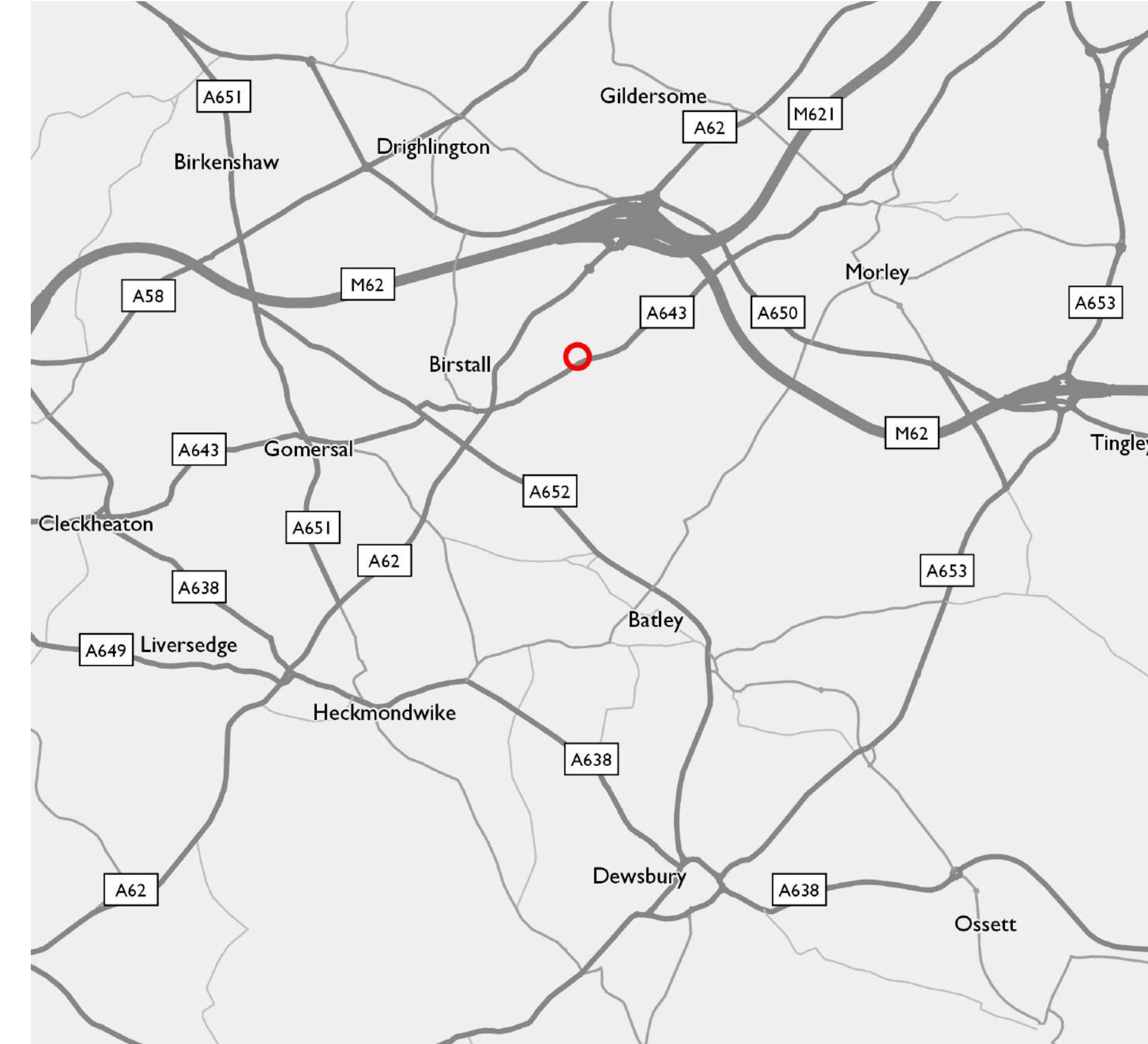
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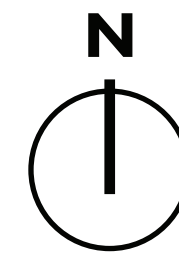
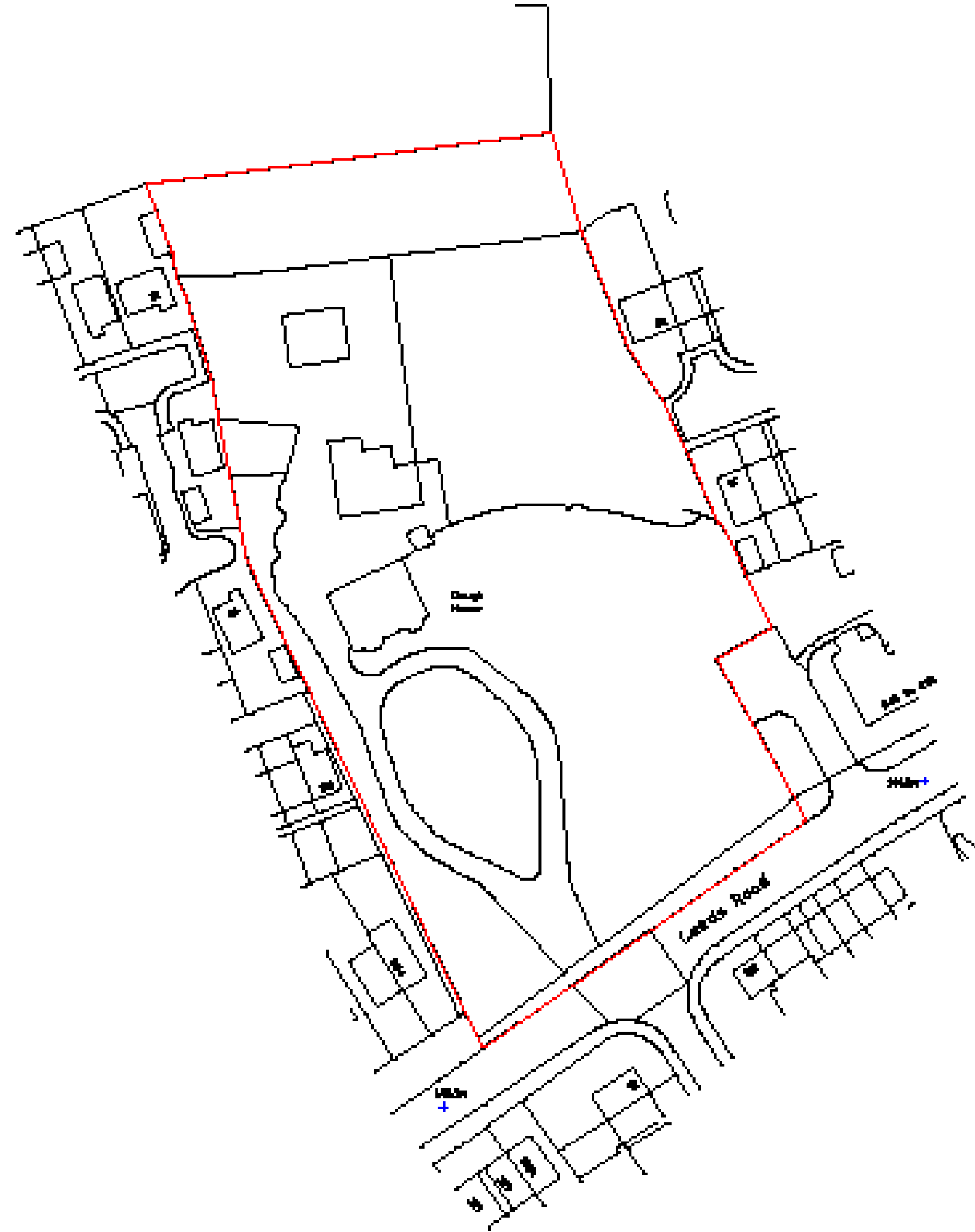
1.0 Introduction

This Design & Access Statement accompanies an Outline Planning application for the demolition of existing dwelling and outbuildings and replaced with a residential development of 30 dwellings.

This Statement is in accordance of the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006; Town and Country Planning (General Development Procedure) Order 1995 Article 4C; Kirklees Local Plan 2019 and the NPPF.

The document described the key issues taken into consideration in the design of the scheme and sets out the key principles that have been applied to the layout and design of the development.





2.0 Context

The application site is rectangular in shape and approximately 0.9 hectares in size located in Birstall, around 10km south west of Leeds City Centre. The site currently comprises of Clough House and some outbuildings situated in the centre of the land surrounded by garden. The land is bound by Leeds Road (A643) to the south, Clough Drive residential housing estate to the east, Moat Hill Farm Drive housing estate to the west and an open field to the north.



Site Photographs

The following photographs show the site, surrounding buildings and the play area.

The numbered green arrows represent the photograph viewpoints.



Figure 1 – View of Clough House from Leeds Road



Figure 2 – Existing footway on Leeds Road towards Birstall



Figure 3 – Existing footway on Leeds Road towards Morley



Figure 4 – View of Clough House from the entrance gates



Figure 5 – View of the rear of Clough House



Figure 6 – Existing outbuilding



Figure 7 – Existing outbuildings



Figure 8 – View of the field to the north

Topographical Analysis

The land falls from the north to Leeds Road in the south by about 7 metres.

There is a level plateau around Clough House and the outbuildings but generally the gradient of slope is approximately 1 in 24.















The proposed dwellings placement on the site follows the grain/pattern of the existing estate and allows the dwellings to step down in level as you descend from north to south.

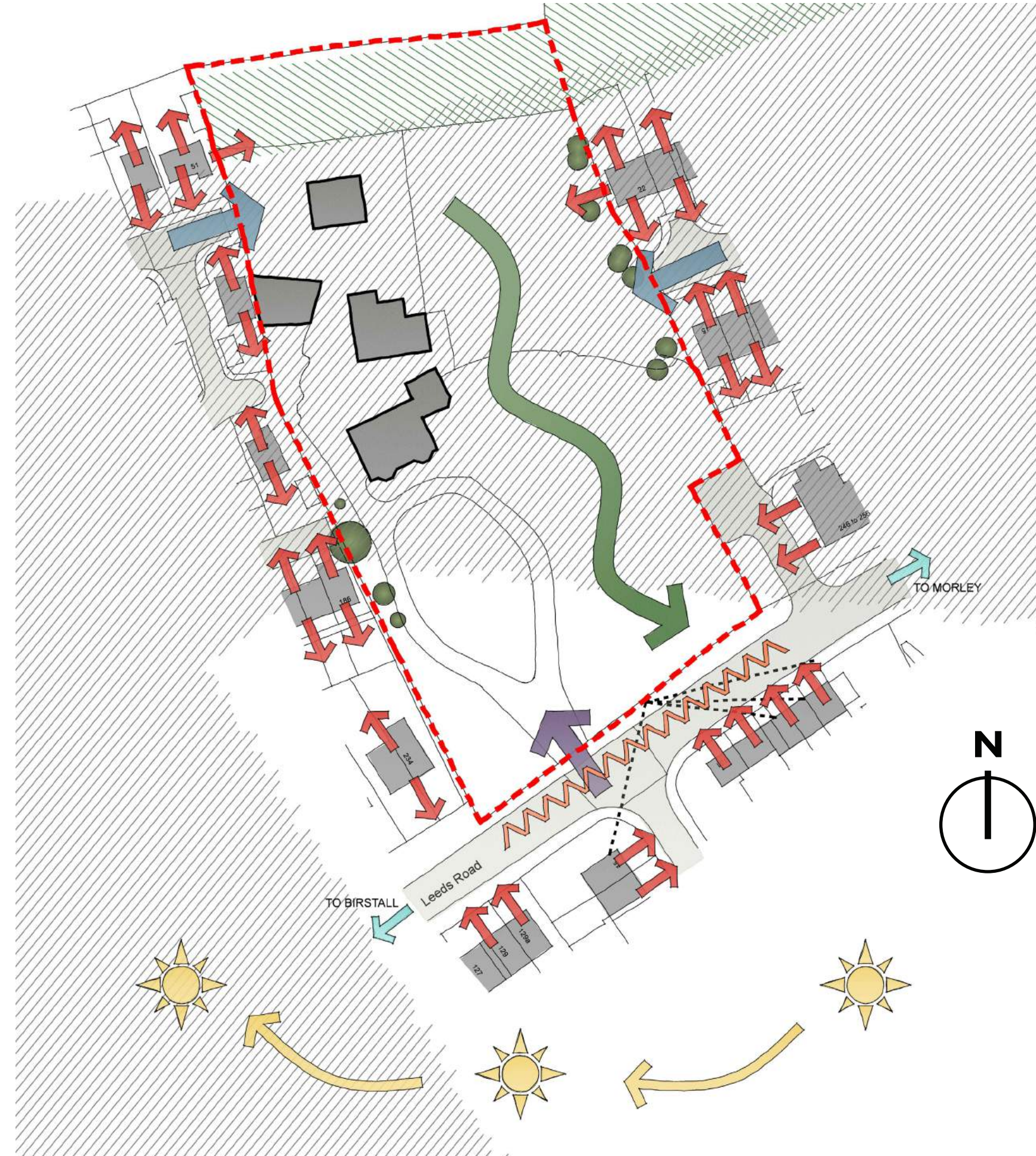


Opportunities and Constraints

This plan indicates the key constraints and opportunities of the site and reflects the visual context, landscape character and landscape features.

KEY

-  Local Area
-  Existing Access
-  Potential New Access
-  Existing Residential Views
-  Slope Down
-  Tree
-  Noise Source
-  Existing Building
-  Surrounding Building
-  Surrounding Road
-  Wildlife Habitat Network
-  Coal Development High Risk Area
-  Site Boundary
-  Overhead Line



3.0 Identity



Local Architecture

The images above and below highlight architecture prevalent in the area.



Proposed Materials

Brick or reconstituted stone, artificial slates and anthracite grey window and door frames. Contemporary style.

Proposed Dwelling Design

The development proposes 30 No. dwellings consisting of semi-detached, terraced and detached houses. The family houses will be a mix of two, three and four bedroom dwellings over two levels.

4.0 Built Form

Proposed Layout

The scheme proposes the erection of 30 No. dwellings split into three character areas:

- The Approach – Adoptable estate road that connects from Moat Hill Farm Drive
- The Courtyard – Adoptable courtyard in the centre of the development
- The Gables – A private road accessed from Leeds Road

Scale and Massing

The proposed dwellings have been considered in context with the surrounding built form.

The proposed ridge heights will range from 7.5 to 8.5 metres from the ground level.

The proposed eaves heights will range from 5.0 to 5.5 metres from the ground level.

The proposed roof pitches will range between 30 - 45 degrees.



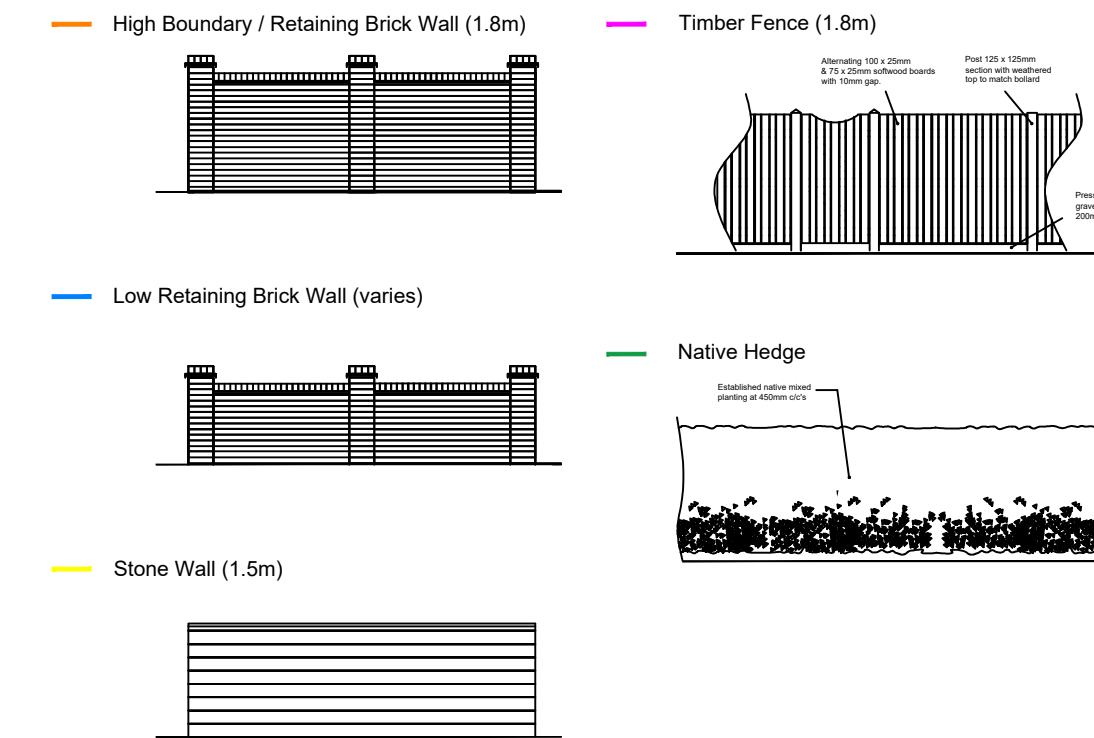
Boundary Treatments

The scheme proposes to include a range of boundary treatments to define various areas. Retaining walls act as both a boundary to private amenity spaces and a method of accommodating the level changes across the site. A lower retaining wall acts as a further method of accommodating level changes between individual dwellings. Timber post and rail fencing separates private garden spaces.

A native hedgerow is proposed surrounding the site and along the Leeds Road boundary.

KEY

Scale 1:100



5.0 Movement

External Access

The site is safe and accessible for all (cars, bikes and pedestrians). Access to the northern part of the development is from Moat Hill Farm Drive. Access to the southern part of the development is from Leeds Road.

The existing sub-standard public highway is proposed to be widened and grass verge with street trees introduced in-line with Principle 7 of the Kirklees Housebuilder Design Guide – introduction of green infrastructure..

Each house has been allocated two or three car parking spaces and seven visitor parking bays. Electric vehicle charging points will be provided to each dwelling. Each house also has an integrated cycle store.

Regarding sustainable modes of transport further details can be found in the accompanying 'Highway Statement' by Paragon Highways.

Internal Access

Martin Walsh Architectural (MWA) operates with the belief that the needs of people with disabilities, the elderly and carers of young children should be considered as an integral part of the design process.

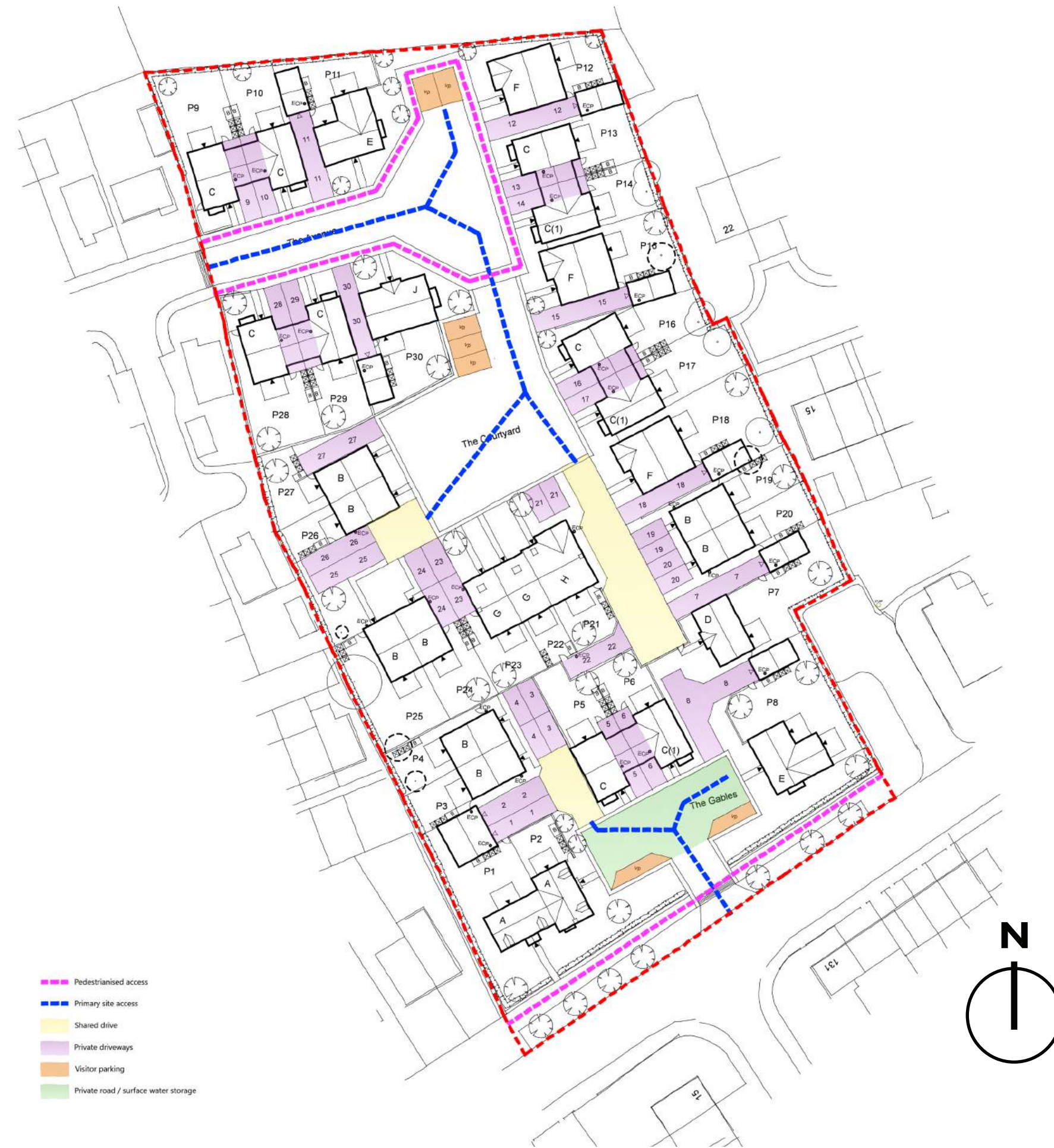
Meeting these needs provides buildings that perform better for all users.

We shall endeavour to design buildings wherever possible to be accessible to a wide range of users including people with mobility or sensory impairments. It is our aim to design buildings for optimum ease-of-use by the occupants and visitors.

MWA is fully aware of the requirements under approved document M (AD-M) of the Building Regulations and as such all designs shall conform to the requirements of AD-M, where the requirement exists.

It is in our professional opinion that the nature of the layout provides practical access to and throughout the development.

With each dwelling having its own parking spaces in close proximity we have ensured that those with disabilities and mobility difficulties are able to access and make use of the site.



6.0 Nature

Soft landscape features will include tree planting, native hedging, shrub beds, lawned gardens and grass verges.

Hard landscape features will include the estate road, courtyard, private road and driveways.

Green infrastructure through the inclusion of grass verge with street trees either side of the new entrance. This will not only help provide some natural drainage but will also provide visual amenity in the street scene along Leeds Road and the approach from Dudley Avenue.

Installation of bat roosting and Swift nesting features for fauna within the proposed dwellings will enhance the environment for wildlife within the site.

Please refer to the Preliminary Ecological Assessment and metric calculations by Brooks Ecological.



7.0 Homes & Buildings

The houses are well designed homes that are functional, accessible and sustainable.

All the houses have a good-sized gardens and integrated storage.

The dwellings meet the gross internal floor areas as per the Technical Housing Standards.

The living areas of the homes link directly to external amenity space.

Refuse bins can be located in the rear gardens so not to be visible from the estate road.

Each dwelling will be built to 'Secured by Design' standards.

Secured by Design

Secured by Design is a Police initiative which encourages the building industry to adopt minimum standards in designing safe and secure developments. This gives equal weight to the importance of environmental design and physical security. Research proves that schemes that meet Secured by Design standards are significantly less likely to suffer from vandalism or criminal attacks.

In achieving Secured by Design, the following principles should be considered and addressed:

Environmental quality and sense of ownership. Provision of high quality landscape settings for new development to create a sense of place and strengthen community identity. These spaces tend to be well used and offer fewer opportunities for crime.

Natural surveillance. Public and semi-private areas should be visible from nearby buildings or from well-used rights-of-way. Natural surveillance is to be strongly encouraged, but care is needed particularly in residential development to ensure that privacy is not infringed.

Access and footpaths. Scheduled access points and routes should be avoided. Roads to groups of buildings should promote a sense of identity and ownership. Location of planting should avoid the creation of hiding places. Good visibility should be maintained along footpaths and routes.



8.0 Resources

Sustainability should be a key driver for any new development, consideration was given to the orientation of the new dwellings, their location and placement of glazing and solar shading to maximise natural light but also minimise glare. The dwelling positions allow for extended views of the historic buildings of Batley and the railway viaduct but also the landscape buffer.

The dwellings rely on a fabric first approach. Fabric first approach translates as passive solar design (harnessing the sun's energy), highly insulated floors, walls and roofs, high performance windows doors and good overall air tightness, so no draughts can get in and no warm air can escape.

These elements coupled with energy-efficient lighting will improve the building's energy efficiency and also help reduce CO₂ emissions.

These measures and careful material selection (A+ green guide rating) mean the development could perform well above current Building Regulation requirements.

9.0 Lifespan

The proposed development has an emphasis on quality, simplicity and a sustainable location that factors in a large area of landscaping; adding to the quality of life for the new and existing community that over the long-term will hopefully value and take ownership.

The new houses can be adaptable to their users' changing needs and encourage elderly users by having future lift allocation factored into the build.

The buildings and spaces are robust, easy to use and look after, ensuring the development ages gracefully.



10.0 Summary

This statement has been prepared in support of an outline planning application which seeks approval for the construction of 30 No. dwellings at Clough House, Birstall.

The proposal will develop an unused site to extend the community of Birstall which will add value and enhance the setting.

The proposed development has been carefully structured around the existing site features and topography, responding positively to the existing context.

The site occupies a sustainable location in Howden Clough that has good transport links and is situated near the centre of Birstall.

It is apparent that an opportunity exists to provide much-needed housing of high-quality, and to greatly improve upon the existing housing stock. The development will improve the site usage, complement its surroundings, upgrade the existing recreational facilities and improve the quality of the built environment.

We are hopeful that Kirklees Council will recognise that both MWA and our client are conscientious that the land is developed in a sensitive manner.

